

FORM B – BUILDING

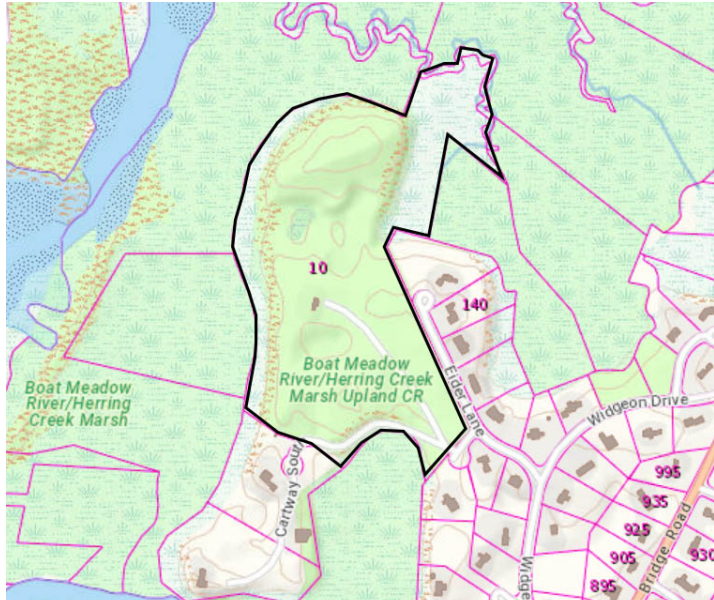
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



View from north.

Locus Map (north at top)



Source: Mass GIS Oliver Parcel Viewer

Recorded by: Kathryn Grover & Neil Larson
Larson Fisher Associates
Organization: Eastham Historical Commission

Date: June 2020

Assessor's Number USGS Quad Area(s) Form Number

16-21

ORLEANS

EAS.765

Town/City: Town of Eastham

Place: (*neighborhood or village*):
South Eastham

Address: 10 Cartway North

Historic Name: Snow – Gill House
Nauset Shooting Club

Uses: Present: hunting lodge

Original: single residence

Date of Construction: ca. 1820, ca. 1920

Source: deeds, historic maps, personal account

Style/Form: Federal/Cape Cod

Architect/Builder: unknown

Exterior Material:

Foundation: concrete block

Wall/Trim: wood shingle/wood

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):
Rear wings added, ca. 1920
Stucco exterior added, 1950s

Condition: fair

Moved: no ☐ yes ☒ **Date:** ca. 1920

Acreage: 20.298

Setting: The house is situated in an isolated, wooded marsh area on a ridge above the Herring Creek tidal wetlands.

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☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION

The lodge at 10 Cartway contains a story-and-a-half center chimney house with a side lobby or half-cape plan and a three-by facade. The presence of an upper story associates it with Cape types built in the early 1800s. It has been altered by the addition of a shed dormer on the front and a stucco finish replacing wood shingles. Wide gable ends are consistent with the center chimney plan although fenestration has been altered. A story-and-a-half kitchen wing was added to rear, perhaps as late as the 20th century. At that time, storage sheds were constructed for storage.

According to the owner, John Mixer, the old Cape has ten-foot-wide pine board floors and a chimney with fireplaces on two sides. Mixer was told that the house was moved from a location on Bridge Road near Cartway North on log rollers by a man and a team of mules, about three-quarters of a mile to its current site. At that time or later, the long addition containing on the first floor a kitchen and storeroom and on the second floor a large dormitory room and the maid's room was added, and the roof of the old house was raised to make rooms on the former half-story with large shed dormers facing north. The house has two stairways—a narrow, straight “maid's steps” and another in the addition. The four doors on the south side of the long addition were sheds built by the Boy Scouts under the supervision of Mixer's cousin Sam Mixer to be used as lockers for the members of the Nauset Shooting Club (now the Nauset Land Trust), which owned the property in shares. The house was stuccoed in the 1950s because flickers and woodpeckers were destroying the shingle siding and had so badly damaged a 15x30 ft barn that it had to be taken down. House did not have electricity until some point ca. 1960.¹

HISTORICAL NARRATIVE

The hunting lodge now numbered 10 Cartway North, between Bee's River on the north and Boat Meadow Creek on the south, is believed to contain an early house moved to the site from a location on Bridge Road opposite the driveway to the Cartway North property. It this account is accurate, then it is possible that it was the dwelling of Abraham Gill (1833-88), who had acquired twenty-five acres of upland and marsh with the buildings on the parcel from the heirs of Eastham farmer and carpenter Joel Snow (1788-1861), who had lived near this parcel off Bridge Road since at least 1820, and probably from his marriage to Phebe Snow in 1811. Gill's house and other buildings are depicted on the 1880 Eastham map but not on the 1905 map.

In large part the land in this area had belonged in the mid-1800s to the families of farmer Joel Snow and carpenter Daniel Cole (1804-84). In 1874 Snow's children sold his 25-acre property to Abraham Gill, a pile driver and bridge builder, and in June 1891 his estate sold the property to twelve people, eleven of them holding a share each and the twelfth a three-quarter share. Though the deed does not specify as much, newspapers indicate indirectly that these twelve (seven of them Eastham residents) composed the South Eastham Asparagus Company, which had by October 1890 already acquired 173 acres in this area. Along with the former Gill property, the shareholders acquired three more parcels totaling 38 acres in 1891. By 1902, tax records document, the company owned only 61.50 acres, 24 of them planted to asparagus, as well as a house valued at \$200, two barns, a storehouse, and an “old porch.” The house may have been Gill's former homestead. In 1911, the asparagus farm was sold as three parcels at auction to James F. Eldredge of Orleans, who in turn sold it to David A. King and William Coombs of North Bellingham later in the same year. In July 1913 the *Yarmouth Register* reported, “The South Eastham Asparagus Company's cottage owned by David L. King of North Bellingham, is being occupied by a bevy of school teachers from that section.”² King and Coombs sold the same parcels to Eastham provisions dealer Freeman A. Collins (1851-1919), whose widow Laurena sold it after his death to Neil W. Rice of Hamilton.³ Even if the house on the parcel was not Gill's former dwelling, whatever house existed on the property was probably there by 1900.

¹ John Mixer, telephone interview with K. Grover, 3 October 2020.

² *Yarmouth Register*, 19 July 1913, 5.

³ Joel Snow, Melrose; Barnabas Snow, Brockton; Phebe Jennison, Wayland; Rozzillia Sparrow, Orleans; Betsey F. Cook, Provincetown; Jesse W. Snow, Boston, and Joshua L. Snow, San Mateo County CA, to Abraham Gill, 29 April 1874, BCD 142:267; Edwin P. Ellis, Orleans, administrator estate Abraham Gill, late of Eastham, to H. K. Harding et al, 9 June 1891, BCD 197:125; Joseph C. Snow and Ella F. George, Brockton; Betsey F. Lincoln, Abner L. Rogers, Heman Smith, Thomas K. Paine, Edward E. Knowles, and Frank W. Smith, Eastham; Florentina Atwood and Solomon Taylor, Orleans; Samuel T. Davis, Tisbury; Benjamin C. Freeman, Atlantic City NJ, to James F. Eldredge, Orleans, 20 June 1911, BCD 307:504; James F. Eldredge, Orleans, to David King and William Coombs, North Bellingham, 11 August 1911, BCD 307:506;

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With its acquisition by Neil Rice, the 10 Cartway North property became a gunning lodge used only occasionally by Bostonians and suburban Bostonians who had winter homes in and around the city and summer homes elsewhere, often on the North Shore or South Shore of Massachusetts. The son of wool and leather merchant Charles G. Rice and his wife Anne Proctor, Neil Woodbury Rice (1892-1969) was a mining company executive and an enthusiastic sportsman. His parents owned property in Hamilton, where, the *Boston Globe* stated, "the smart hunting set have their little summer colony," and Neil Rice was a well-known sailor from his teenage years. He graduated from the Massachusetts Institute of Technology and began his career in his father's hide and wool business, N. W. Rice and Company, in 1898. In 1913, though, he went to work for U.S. Smelting, Mining and Refining Company and is said to have pioneered drilling in Arctic Alaska. He was elected director of U. S. Smelting Company in 1919, when he was twenty-seven years old. By 1924 he was vice president in charge of operations, and by 1941 he was president of the company.⁴ Between 1919 and 1922 he bought a great deal of land in South Eastham and sold much of it between 1933 and 1946.

Rice sold the parcel on which 10 Cartway North is sited to Samuel Mixter Jr. of Brookline in September 1946, but Mixter, his parents, and his brothers had been visiting Eastham since the 1890s and owned property in town since the early 1920s. Samuel's father Samuel Jason Mixter (1855-1926) was born in Hardwick to affluent farmer William Mixter who later became a banker and merchant in Boston but maintained his Hardwick operation; in 1880 he owned 226 acres in the town. Samuel J. Mixter graduated Harvard Medical School in 1878 and married Wilhelmina Galloupe of Gloucester in 1879. The Mixters had four sons—William Jason (1880-1958), Charles G. (1882-1965), George (1889-1968), and Samuel (1891-1967). The Mixters knew the Rice family well: Neil Rice had been an usher at Samuel Mixter's wedding in 1916, and George Mixter was a vice president at U.S. Smelting, Mining and Refining Company.

Cape newspapers first reported the presence of the Mixter family in Eastham in October 1896, when Samuel J. and Wilhelmina Mixter and two of their sons visited Dr. Maurice Richardson. Like Richardson, Samuel J. Mixter was a physician. He graduated Harvard Medical School in 1878, was appointed a demonstrator in anatomy at Harvard Medical School in 1887 and became one of the nation's most respected surgeons at Massachusetts General Hospital (MGH) and the Massachusetts Charitable Eye and Ear Infirmary. He and his eldest son William J., who graduated Harvard Medical School in 1906, supervised neurosurgery at MGH, where two beds were set aside for them to develop the relatively new field of surgery.⁵ Maurice Howe Richardson graduated Harvard Medical School in 1873 and was surgeon-in-chief at MGH by 1911. Both men and their sons were sportsmen, which drew them both to Eastham. Mixter and his sons and sometimes his wife visited Richardson's various Eastham camps several times in the early 1900s, but it was not he but his sons Jason and Samuel who bought Eastham land. In 1915 Rice, Samuel Mixter, and eight other men formed themselves into the Nauset Shooting Club and, through Boston realtor and club member John Heard Jr., acquired land and a house in Nauset Field.⁶ Heard and Dunbar Lockwood, another Bostonian and club member, had gone to Alaska two years earlier with Samuel Mixter and others to document the presence of a certain type of mountain sheep and to hunt musk oxen, polar bear, and walrus "during the Arctic Summer," according to the *Boston Globe*. Mixter, who organized the expedition, represented the Smithsonian Institution.⁷ He, Heard, and Lockwood all took part in

William Coombs, Bellingham, and David A. King, Medway, to Freeman A. Collins, 6 July 1915, BCD 345:271; Laurena Collins, administrator estate Freeman A. Collins, to Neil W. Rice, Hamilton, 12 July 1919, BCD 368:526. With Henry K. Harding, the other shareholders were Abner L. Rogers, Heman Smith, Thomas K. Paine, Edward E. Knowles, Sylvester L. Cole, and Francis W. Smith, all of Eastham; Joseph C. Snow of Brockton; B. C. Freeman of Atlantic City; Florentine M. Atwood, Solomon Taylor, and Samuel T. Davis of Orleans. The 1911 deed from Eldredge to King and Coombs states that the three parcels were sold at auction by James B. Steels "by orders of South Eastham Asparagus Company." On the company's land purchases and its auction see "Eastham," *Yarmouth Register*, 11 October 1890, 4; 22 April 1911, 8, 6 May 1911, 8, and 19 July 1913, 5.

⁴ See Claude M. Fuess, ed., *The Story of Essex County* (New York: American Historical Society, 1935), 4: 697, and "Neil W. Rice, President of U.S. Smelting," *Boston Herald*, 17 November 1969, 29.

⁵ See "Dr Samuel J Mixter is Dead in Tennessee," *Boston Globe*, 20 January 1926, 23MGH Catalog of Arts & Artifacts, <http://history.massgeneral.org/catalog/Detail.aspx?itemId=123&searchFor=mixter>.

⁶ Declaration of Trust, John Heard Jr., Boston, 8 July 1915, BCD 339:504. Heard acquired land in the Nauset section in 1912 and 1915 (BCD 319:289, 341:166).

⁷ The expedition vessel was stuck in sea ice in late summer of 1913, and its members spent the winter on shore near Point Barrow, Alaska. The storm that locked their vessel in was the same one that destroyed the *Karluk*, one of three ships explorer Vilhjalmur Stefansson had taken to the Arctic under the auspices of the Canadian Arctic Expedition. See "Fears for Bartlett, Peary's Old Captain," *Boston Globe*, 24 Dec 1913, 8, which details the experience of the Mixter expedition and the fear that *Karluk* commander Robert Bartlett had been killed in the ice pack.

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other "big-game trips" to Siberia and Alaska through at least 1922.⁸ Between January 1933 and October 1934 Samuel Mixter began on his own account to acquire land in South Eastham in the Boat Meadow area between Boat Meadow Creek and Bee's River.⁹

Unlike his older brothers William J. and Charles G., Samuel Mixter did not become a physician; instead, he became a broker with the Boston firm Chandler Hovey and Company. In 1916 he married Anne Dudley Williams of Brookline, and the couple had children Elizabeth in 1918 and Samuel J. in 1922. In 1948 Samuel Mixter sold the 10 Cartway North property to Charles G. Rice of Hamilton, Neil Rice's son, and in 1956 Rice sold the property to Samuel Mixter's nephew William Jason Mixter Jr. (1915-84).¹⁰ In the 1950s the building still had no electricity or running water.¹¹ In 1964 Mixter deeded the property and four other parcels in the same area to Frank Stanton Deland Jr. as trustee of the Nauset Land Trust, formed that year by Samuel Mixter, his nephews Charles G. Mixter Jr. and William J. Mixter Jr., Charles G. Rice, and two others. The trust is a successor to the Nauset Shooting Club.¹² The Nauset Land Trust deeded a conservation easement on the property to the Nature Conservancy in 1986 and was the owner of record in 2020.¹³

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⁸ *Boston Globe*, 12 March 1922, 82.

⁹ See BCD 492:488 (two deeds), 493:432, 496:304, 496:305, and 506:451.

¹⁰ Samuel Mixter, Brookline, to Charles G. Rice, Hamilton, 22 June 1948, BCD 698:366; Charles G. Rice, Hamilton, to William Jason Mixter Jr., 6 June 1956, BCD 943:583.

¹¹ Marilyn Chace Schofield (1936-2011) cooked for the Mixter family in the 1950s and supplied this information about the camp.

¹² William Jason Mixter Jr., Dedham, to F. Stanton Deland Jr., trustee Nauset Land Trust, 17 December 1964, BCD 1284:1105; Declaration of Trust, Nauset Land Trust, 17 December 1964, BCD 1284:1098. John Mixter, telephone conversation with Kathryn Grover, 3 October 2020, noted that both the shooting club and the trust was restricted to ten members, who could sell their shares back to the club or to another party with the unanimous consent of the other shareholders. The Nauset Shooting Club kept logs, which are extant, from 1909 to 1920 and another from 1920, when the club was reorganized, to 1938. By 1920 original members John Heard Jr., Charles G. Mixter, William J. Mixter, Samuel Mixter, Neil Rice, and Dunbar Lockwood were still shareholders. John Mixter is a grandson of Charles G. Mixter.

¹³ Stephen J. Small, trustee Nauset Land Trust, to Nature Conservancy, Conservation Easement, 16 December 1986, BCD 5482:145.

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PHOTOGRAPHS

(credit Larson Fisher Associates, 2019 unless otherwise noted)



View from west.



View from SE.